

XENIA TOWNSHIP ZONING COMMISSION MEETING

November 10, 2021

THESE MINUTES ARE A SUMMARY OF THE EVENTS OF THE MEETING AND ARE NOT A WORD FOR WORD ACCOUNT OF THE DISCUSSIONS WHICH TOOK PLACE.

The Xenia Township Zoning Commission held a meeting on October 26, 2021 at 6:00 p.m. at the Xenia Township Office, 8 Brush Row Road, Xenia, OH 45385; this meeting was advertised on the Xenia Township website within 24 hours of scheduling the meeting.

Jeffrey Zweber called the meeting to order at 6:05p.m.

Attendees: Jeffrey Zweber, Virgil Ferguson, Alan King and Melissa Krause. Two guests, Mark Bonfas, Hull and Associates, a Consultant for Samsung, and Chris Simmons, a Land Manager for Samsung.

The minutes from the October 26, 2021 Zoning Commission meeting were read for additions or corrections. Mr. Ferguson moved to approve the minutes from the October 26, 2021 meeting. Mr. King seconded the motion. All voted aye, MOTION PASSED.

The meeting began with a discussion of existing Board of Zoning Appeals Conditional Use application and what would be on the new solar application and what would not be on it.

The discussion then turned to the working copy of the new Board of Zoning Appeals Conditional Use Application for Solar. It was agreed that there should be categories on the application for Site Plan, (RUMA) Road Use Maintenance Agreement, Construction/Operational and Safety. It was further discussed that Safety should be added to the zoning text as Section 528 – Coordination with Public Safety. It was also decided to add a sentence to the definition of Utility Scale Solar Energy Systems to include this new Section. Examples were given of other Uses that Section 528 could be applied to.

Utility Scale Solar Energy System: Any solar energy system that is designed and intended to supply energy primarily into a utility grid, whether or not it also supplies energy for use on the parcel of land for which it is located. Components of the energy system must comply with Screening in Section 515. Operators of the energy systems must also comply with Coordination with Public Safety in Section 528. The system and all components shall be treated as a principal structure.

The discussion turned to inspections and the process of inspections for Zoning and Fire. Section 413.11.6 Well Field Protection Overlay District Enforcement and Section 411.8 Mineral Extraction and Storage Enforcement were both read for clarification of the process and procedures of Zoning Inspections. The sentence in 411.8.1 is to be added to Section 528 Coordinating with Public Safety definition: The Xenia Township Zoning Inspector or designated substitute shall be granted access to the permitted land for on-site inspection after a twenty-four (24) hour notice has been given to the operator.

It was then discussed to make categories and sub-categories for the Solar Application as follows:

1. **Existing Conditions Plan** (Map Set #1) = Structures, Zoning, Land Use, Project Boundaries and Overlays
2. **Construction Plan** (Map Set #2) = General Facility layout, Phases, Fences, Lighting, Signs, Maintenance, Screening
 - a. Construction Mitigation
 - b. Grading
 - c. Erosion
 - d. Storm and Ground Water
 - e. Wildlife, Environment Impact
 - f. (RUMA) Road Use Maintenance Agreement
 - g. Liability Insurance and Safety Training
3. **Decommission Plan** = Letter with Changes and (RUMA) Road Use Maintenance Agreement

Mr. Zweber moved to adjourn; Mr. Ferguson seconded. Meeting adjourned at 7:45 PM.

ATTEST:

Alan D. Stock, Zoning Inspector